




## MEMORANDUM

Special Item No. 6

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**TO:** Honorable Chairperson Barbara Carey Shuler, Ed. D. and Members, Board of County Commissioners      **DATE:** July 20, 2004

**FROM:** George M. Burgess, County Manager      **SUBJECT:** Resolution Approving a Special Election for the *Building Better Communities* Bond Program – To Construct and Improve Public Services Outreach and Facilities



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### **RECOMMENDATION**

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the placement of the *Building Better Communities* General Obligation Bond Program (Program) ballot question authorizing funding for projects to construct and improve public services and outreach facilities on the November 2, 2004, ballot. If approved by the Board and the voters, the referendum will allow the County to construct and improve public services facilities, including Americans with Disabilities Act (ADA) improvements and code upgrades, and provide a Not-for-Profit Community Organization Capital Fund for construction and renovation for nonprofit organizations (see Appendix A). This resolution will allow the County to issue General Obligation Bonds in an amount not to exceed \$242.204 million over a multi-year period to fund improvements to the County's infrastructure and address a number of quality of life issues in our community. Legislation creating interlocal agreements with the municipalities and establishing a Program Advisory Committee will be forwarded to the Board upon approval of the program by the electorate. Individual debt issuances will also be subsequently forwarded for Board approval.

### **BACKGROUND**

The recommended Program will provide the County with the capability of responding to the community's longstanding unfunded capital infrastructure needs in a comprehensive manner. The attached recommended list of projects provides a multi-faceted approach, which addresses the need for facilities and infrastructure as well as economic development concerns. Since our Community Small Business Enterprise and Community Workforce regulations will apply to the *Building Better Communities* projects, it is anticipated that the Program will contribute to our economy by generating a large number of jobs as well as many new and meaningful business development and training opportunities in our local community.

A comprehensive report detailing our efforts to assemble a balanced *Building Better Communities* Program is presented under separate cover. The attached resolution and corresponding project recommendations further refine the proposed Program by incorporating the Board's input from the June 24, 2004 General Obligation Bond Workshop as well as subsequent individual follow-up

meetings with Board members.

We have a unique opportunity to move forward with this Program at this time. Existing debt from the Decade of Progress Bond Program, the Criminal Justice Bond Program and the Safe Neighborhood Parks Bond Program is being retired allowing capacity for future bond issuances while maintaining a flat millage rate for debt service. Finally, placement of the ballot question on an already scheduled General Election allows us to avoid incurring the considerable costs that would be associated with a separate election.

Therefore, it is respectfully requested that the Board approve the attached resolution and allow the electorate to vote on critical capital improvement issues impacting the future of Miami-Dade County.

  
Assistant County Manager

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

**Special Item No. 6**

RESOLUTION NO. \_\_\_\_\_

RESOLUTION PROVIDING FOR HOLDING OF GENERAL  
OBLIGATION BOND SPECIAL ELECTION IN MIAMI-DADE  
COUNTY, FLORIDA, ON NOVEMBER 2, 2004 WITH  
RESPECT TO AUTHORIZATION OF NOT EXCEEDING  
\$242,204,000 GENERAL OBLIGATION BONDS OF SAID  
COUNTY TO CONSTRUCT AND IMPROVE PUBLIC  
SERVICE OUTREACH FACILITIES

**WHEREAS**, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") finds it necessary and appropriate and in the best interest of the County to hold a special election to authorize the issuance of General Obligation Bonds (the "Bonds") of Miami-Dade County in an amount not to exceed \$242,204,000, as needed, in series from time to time, which Bonds will be secured by the full faith and credit of the County; and

**WHEREAS**, proceeds from such Bonds will be used for various, unfunded capital projects that have been identified and delineated in Appendix A, attached to this Resolution; and

**WHEREAS**, issuing such Bonds will stimulate the County economy and provide employment; and

**WHEREAS**, upon approval by the electors of the County to issue the Bonds, the Board will enact Bond ordinances authorizing the issuance of the Bonds so approved; and

**WHEREAS**, the Board intends, to the extent possible, that the debt service millage required to pay the debt service on the Bonds shall not exceed the current debt service millage in any year while the Bonds are outstanding and the total principal amount of the Bonds has been fixed with that intention in mind,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

**Section 1.** The preamble to this Resolution and the County Manager's memorandum accompanying this Resolution are approved and incorporated by reference in this Resolution.

**Section 2.** A General Obligation Bond Special Election shall be held on Tuesday, November 2, 2004, for the purpose of submitting to the qualified electors of the County the questions stated in the Notice of General Obligation Bond Special Election set forth below in Section 3 of this Resolution.

**Section 3.** Notice of said General Obligation Bond Special Election shall be published in The Miami Herald, a newspaper of general circulation in Miami-Dade County, Florida, at least twice, once in the fifth week and once in the third week prior to the week in which the election is to be held, the date of first publication in said newspaper to be at least thirty days before said election, which notice shall be substantially in the following form:

NOTICE OF GENERAL OBLIGATION BOND SPECIAL ELECTION  
BUILDING BETTER COMMUNITIES  
To be Held On  
TUESDAY, NOVEMBER 2, 2004  
MIAMI-DADE COUNTY, FLORIDA

A General Obligation Bond Special Election will be held on Tuesday, November 2, 2004, for the purpose of submitting to the qualified electors of Miami-Dade County, Florida, the following question:

**BUILDING BETTER COMMUNITIES  
CONSTRUCT AND IMPROVE PUBLIC SERVICE  
OUTREACH FACILITIES**

To construct and improve public service outreach facilities to meet code and service requirements and to increase neighborhood and community access to services, described in Resolution No. \_\_\_\_\_, adopted July \_\_, 2004, shall Miami-Dade County issue General Obligation Bonds to pay cost of such projects in a principal amount not exceeding \$242,204,000, bearing interest not exceeding maximum legal rate, payable from ad valorem taxes?

\_\_\_\_\_FOR BONDS

\_\_\_\_\_AGAINST BONDS

The polls at said election will be open from 7:00 o'clock A.M. until 7:00 P.M. of the same day. All qualified electors of the County shall be entitled to vote at said special election.

Said General Obligation Bond Special Election will be held at the established polling places in the several precincts, respectively, in the County as established for County-wide general elections.

Miami-Dade County shall be authorized to issue the bonds covered by the question hereinabove set forth if such issuance as to such question shall have been approved by vote of a majority of the qualified electors of Miami-Dade County voting thereon.

By order of the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
Clerk of the Board of County Commissioners of  
Miami-Dade County, Florida

**Section 4.** Touch Screen Voting Machines shall be used at such special election, and the ballot question shall appear in substantially the form set forth in the Notice of General Obligation Bond Special Election in Section 3 of this Resolution.

**Section 5.** The question shall appear on the touch screens ballot as a separate question. Those qualified electors desiring to approve the issuance of bonds shall be instructed

to vote "FOR BONDS". Those qualified electors desiring to disapprove the issuance of bonds shall be instructed to vote "AGAINST BONDS".

**Section 6.** Absentee paper ballots may be used by qualified electors of the County for voting on the question at said election. The form of such absentee ballot shall be in accordance with the requirements prescribed by the general election laws, and shall have printed thereon the question hereinabove set forth, with proper place for voting either "FOR BONDS" or "AGAINST BONDS" following the statement of the question aforesaid.

**Section 7.** A sample ballot showing the manner in which the question aforesaid shall appear on the touch screen ballot at this special election shall be published and provided in accordance with the applicable provisions of the general election laws.

**Section 8.** This special election on the question aforesaid shall be held and conducted in accordance with the applicable provisions of the general laws relating to special elections and the provisions of the Miami-Dade County Home Rule Charter. The County Manager, the Finance Director, the Supervisor of Elections and the Clerk of the County Commission are hereby authorized and directed to take all appropriate actions necessary to carry into effect and accomplish the provisions of this Resolution. This special election shall be a nonpartisan election. Inspectors and clerks to serve as election officials in connection with this special election shall be appointed in accordance with the provisions of the general election laws.

**Section 9.** This special election shall be canvassed by the County Canvassing Board as provided under the election laws of this State, in accordance with the provisions of Section 2.07 of the Home Rule Charter.

**Section 10.** All proceeds of the sale of the Bonds shall be delivered to the Finance Director of the County who shall deposit those proceeds in appropriate construction fund trust

accounts, not to be commingled with other funds of the County, to be disbursed solely for the purposes set forth in this Resolution. The County, itself or through independent auditors, shall have the right at all times to audit the books and records of all beneficiaries who receive proceeds from the sale of the Bonds.

Projects listed in Appendix A of this Resolution may be the subject of contractual agreements between the County and the external agencies receiving the Bond proceeds to pay the cost of such projects. Such agreements shall provide the terms and conditions for the County to release Bond proceeds to the agency and such other requirements as the County shall deem appropriate. In the event that an agency fails, without adequate reason, to commence acquisition, planning, design or construction of a project within six (6) months of the receipt of County approval to proceed with such project, the County shall have the option of reallocating the Bond proceeds earmarked for such project to any other projects listed in Appendix A falling within the same ballot category.

All additions, deletions and significant modifications to projects will require a simple majority vote by the Board.

**Section 11.** Bond proceeds in an amount not to exceed 3% of the principal amount of the Bonds shall be used to pay administrative expenses associated with managing the Bond program. The Finance Director will deposit these funds in a separate Bond Administrative Expense Fund.

**Section 12.** The Bonds are part of an overall Bond Program pursuant to which the County is proposing to issue up to \$2.75 billion in General Obligation Bonds ("Bond Program") upon voter approval. The intent of the County is to include a combined municipal and UMSA component ("Municipal Component") in the Bond Program totaling 10% of the Bond proceeds,

net of issuance costs. The formula used for distribution of proceeds is based on a weighted formula 75% on population and 25% on contribution to the tax roll (based on June 1, 2004 figures) as compared to the total population and property tax roll figures for the entire County. The data for this distribution was based upon most recent Census figures as provided by the Miami-Dade County Planning Department and tax roll figures as provided by the Miami-Dade County Property Appraiser. Should a municipality incorporate after passage of this Bond program, it may petition the Board for a portion of any unallocated Bond proceeds that had been apportioned to local projects in the UMSA area then contained in such municipality. Not all of the individual components of the Bond Program will include a Municipal Component but in the aggregate, the overall Bond Program will include a Municipal Component that equals 10% of the Bond Program. The list of projects in Appendix A for the Bonds includes this Municipal Component and only those municipal and UMSA projects submitted for inclusion in this question and listed in Appendix A shall be funded.

It is the intent of the County that the balance of the Bond proceeds from the Bond Program net of cost of issuance (90%) shall be used for projects of countywide and/or regional significance.



The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

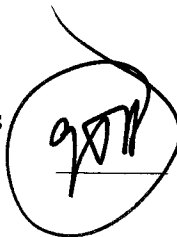
The Chairperson thereupon declared the resolution duly passed and adopted this day of \_\_\_\_\_, 2004. This Resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Gerald T. Heffernan

**2004 BUILDING BETTER COMMUNITIES BOND PROGRAM  
RECOMMENDED LIST OF PROJECTS**

**APPENDIX A**

<b>CONSTRUCT AND IMPROVE PUBLIC SERVICES OUTREACH FACILITIES</b>						
<b>PROJECT NUMBER</b>	<b>MUNICIPAL PROJECT LOCATION</b>	<b>BCC DISTRICT</b>	<b>PROJECT NAME</b>	<b>PROJECT DESCRIPTION</b>	<b>STREET ADDRESS</b>	<b>ALLOCATION (000's)</b>
213	Miami Gardens	1	Colonial Zubkoff/Ives Dairy Comprehensive Center	Renovations and improvements to Community Action Agency (CAA) permanent facility.	55 NW 199 Street	\$100
214	TBD	2	New Haitian Community Center	Acquire or construct a haitian community center.	TBD	\$10,000
215	Miami	3	Neighborhood Service Center Demolition and Reconstruction	Demolish and reconstruct 25,547 sq. ft. Neighborhood Service Center facility.	2902 NW 2 Avenue	\$7,500
216	Miami	3	Neighborhood Service Center Land Acquisition and Construction	Purchase land and construct 25,000 sq. ft. replacement facility for the Allapattah Neighborhood facility.	1897 NW 20 Street	\$7,500
217	Miami	3	Neighborhood Service Center Renovation	Renovate the structure of the existing 38,493 sq. ft. Neighborhood Service Center facility.	1600 NW 3 Avenue	\$7,500
218	UMSA	3	Mary McCloud Bethune Enrichment Center	Renovations and improvements to Community Action Agency (CAA) permanent facility.	2900 NW 43 Terrace	\$580
219	TBD	5	Acquire or Construct Multi-Purpose Facilities	Acquire or construct multi-purpose facilities for various uses.	TBD	\$3,000
220	TBD	6	Acquire or Construct Multi-Purpose Facilities	Acquire or construct multi-purpose facilities for various uses.	TBD	\$15,000
221	UMSA	9	Isaac A. Withers Enrichment Center	Renovations and improvements to Community Action Agency (CAA) permanent facility.	21300 SW 122 Avenue	\$260
222	UMSA	10	Refurbishment of Kendall Complex Cottages	Refurbish all 11 Kendall Cottages, approximately 4,600 sq. ft. per cottage for County-operated day treatment services for severely emotionally disturbed children.	11025 SW 84 Street	\$7,500
223	CW	CW	Not-for-Profit Community Organization Capital Fund	Establish a not-for-profit community organization capital fund for the needs of various agencies.	Various	\$30,000

*Note: Allocation shown in nominal value.*

**2004 BUILDING BETTER COMMUNITIES BOND PROGRAM  
RECOMMENDED LIST OF PROJECTS**

**APPENDIX A**

PROJECT NUMBER	MUNICIPAL PROJECT LOCATION	BCC DISTRICT	PROJECT NAME	PROJECT DESCRIPTION	STREET ADDRESS	ALLOCATION (000's)
224	Miami	CW	Building/Energy Management System For Government Facilities and Courthouses	This project includes more than 30 buildings totaling in excess of 4,000,000 square feet employing 11,000 and providing services to over 29,000 daily visitors throughout Miami-Dade County. Replace existing Building/Energy Management System (BMS), and expand it to monitor all GSA managed buildings. BMS reduces operating costs, while providing remote automated control of HVAC, lights, alarms, card access, fire systems and other building equipment.	Various	\$9,200
225	Miami	CW	Cooling Capacity Enhancement at the Central Support Facility	Refurbish existing chilled water facility and add chilled water capacity to meet the space conditioning needs of two new buildings planned for completion by 2010.	200 NW 1 Street	\$3,500
226	Miami	CW	SPCC Facility Refurbishment (Includes HVAC and Communications Systems)	Refurbish HVAC systems; modernize elevator controls; replace fire drain lines and rotted window sills; repair limestone; and expand emergency communications systems. The Stephen P. Clark Center (SPCC) is the main County building providing space for most County departments and is the seat of County Government. This is a 30 story facility that employs 2,800 and provides a myriad of County services to more than 2,000 daily visitors. In excess of 30,000 daily transit riders use the Government Center Station located inside the Center.	111 NW First Street	\$2,400
227	UMSA	CW	Data Processing Center Facility Refurbishment	Repair/replace building equipment, refurbish and modernize facility. Improvements include remediating serious building settlement problem, adding a parking structure to provide needed additional parking capacity, and refinishing building exterior. This is a critical facility providing County departments with all information technology needs. The Data Processing Center is the main hub for data routing and storage for Miami-Dade County operations.	5600 SW 87 Avenue	\$2,900
228	Miami	CW	Metro Flagler Building Facility Refurbishment	Repair/replace building equipment, refurbish and modernize facility. Install larger capacity emergency generator. Replace air handlers and improve building ventilation. Modernize elevator controls to increase efficiency. This is a 16 story office building/seven story parking garage employing 650 and providing daily services to over 1,200 visitors.	140 West Flagler Street	\$2,700

*Note: Allocation shown in nominal value.*

**2004 BUILDING BETTER COMMUNITIES BOND PROGRAM  
RECOMMENDED LIST OF PROJECTS**

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PROJECT NUMBER	MUNICIPAL PROJECT LOCATION	BCC DISTRICT	PROJECT NAME	PROJECT DESCRIPTION	STREET ADDRESS	ALLOCATION (000's)
229	UMSA	CW	Data Processing & Communications Center Fire Suppression	Install water-based fire suppression system for (3) buildings. This is a critical facility providing County departments with all information technology needs. The Data Processing Center is the main hub for data routing and storage for Miami-Dade County operations.	5600 SW 87 Avenue	\$1,000
230	UMSA	CW	South Dade Government Center Facility Refurbishment	Repair/replace building equipment, refurbish and modernize facility. This site provides space for several public oriented government services including the Courthouse. The South Dade Government Center Complex employees 140 and provides daily services to over 2,100 customers.	10750 SW 211 Street	\$800
231	UMSA	CW	Construct Additional Parking and Provide Facility Improvements At The Caleb Center	Construct additional parking and provide needed facility improvements to the Caleb Center.	5400 NW 22 Avenue	\$13,000
232	TBD	CW	Future Multi-Use Facilities	Acquire or construct various multi-use County government facilities in order to bring County services closer to local communities.	TBD	\$39,000
233	Miami Beach	CW	Miami Beach Convention Center	Renovate the Miami Beach Convention Center.	1700 Convention Center Drive	\$55,000
234	Biscayne Park	4	Biscayne Park - Construct City Hall Building	GOB funds will compliment other funding for the construction of Biscayne Park Village Hall building.	TBD	\$356
235	Bal Harbour	4	Bal Harbour - Construct City Hall/Police Building	GOB funds will compliment other funding to construct a new Government Center Facility in the Village of Bal Harbour for City Hall and Police facility.	TBD	\$963
236	Virginia Gardens	12	Virginia Gardens - Renovate City Facilities	GOB funds to compliment other funding of renovations to City Hall, Council Chambers, and emergency generator for the police station and City Hall in the City of Virginia Gardens.	Various	\$267
237	Sweetwater	12	Sweetwater - Expand City Hall	Expand City Hall to provide additional space for offices in the City of Sweetwater.	500 SW 109 Avenue	\$400
238	Medley	12	Medley - Construct a City Hall Building	GOB funds to compliment other funding for construction of a new Medley Town Hall Municipal Services Facility.	TBD	\$577

*Note: Allocation shown in nominal value.*

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PROJECT NUMBER	MUNICIPAL PROJECT LOCATION	BCC DISTRICT	PROJECT NAME	PROJECT DESCRIPTION	STREET ADDRESS	ALLOCATION (000's)
239	Miami Beach	Various - 4 & 5	Miami Beach - Old City Hall	Renovation of the historic Old City Hall on Washington Avenue.	1100 Washington Avenue	\$2,000
240	Miami Beach	Various - 4 & 5	Miami Beach - South Shore Community Center	Renovation to Community Center, including improvements to backbone systems (HVAC, Elevator, Fire), structural upgrades and exterior improvements.	833 6th Street	\$500
241	TBD	UMSA	Unincorporated Municipal Service Area - Future Multi-Use Facility	Acquire or construct a multi-use County government facility in unincorporated Miami-Dade County in order to bring County services closer to local communities and to areas that have experienced high growth and/or planned future significant growth.	TBD	\$5,490
			Bond Issuance Cost To Construct and Improve Public Services Outreach Facilities	The costs to issue bonds for public services outreach facilities.		\$13,211
					<b>TOTAL</b>	<b>\$242,204</b>

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